

Presentation to the Community Bond Committee:
On The Benefits of the
“Wigwam Dr. Area Drainage Improvement”
(Project #2520)



Submitted by:

Fr. David Archibald
Rector, St. Andrew's Episcopal Church
Mr. Brian Wells
Senior Warden of the Vestry, St. Andrew's Episcopal Church

With the Support of:

Ms. Tama Oringderf
President of the Thunderbird Hills Neighborhood Organization

Ms. Jennifer Gonzalez,
ACG Executive Director

Rt. Rev. Gary Lillibridge
Bishop of the Diocese of West Texas

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Background

I. St. Andrew's Episcopal Church

As San Antonio continues to grow and expand, there is an on-going need to update its flood control systems. This presentation will describe one of the needed updates. The storm water issue in question involves the property located at 6110 N.W. Loop 410, where the congregation of St. Andrew's Episcopal Church resides.

The church stands at the corner of the access road of Loop 410 and Wigwam Street, which is between the Loop 410 exits of Ingram and Bandera. This area is located in District 7, represented by Councilman Cris Medina.

The property was purchased by the Episcopal Diocese of West Texas in 1966, and the first church building was completed that same year. Over the years, St. Andrew's Episcopal Church expanded its main building and built a new education structure on the grounds.

When the church was first built, the surrounding countryside was undeveloped. The natural drainage ditch, which bends around the church property, was sufficient to contain storm water from the surrounding watershed. However, over the past fifty years, there has been enormous development around the church including:

1. A shopping center to the northwest (Ingram Festival Shopping Center);
2. An apartment complex to the northeast (Cypress Grove Apartments);
3. Expanded residential housing to the east (The Thunderbird Hills Neighborhood);

4. New highway construction (in 2009 TxDot expanded the 410 access road) As a result of all the impervious material added over fifty years of development in the watershed surrounding the church's property, the drainage ditch is no longer able to handle storm runoff.

During heavy rains, the church's property essentially acts as a containment pond for the water going down stream -- making any new development in that area problematic.

Furthermore, if any portion of the culverts becomes clogged by storm debris, the water backup is severe. The worst water backup due to such clogging occurred in October of 2011 -- causing terrible destruction to the lower portion of the church and costing over \$440,000 in repairs and remodeling.

II. Cypress Grove Apartments

The drainage ditch described above also includes the property line between the Cypress Grove property and St. Andrew's Episcopal Church. Over time, the force of the water in the drainage ditch has continued to erode the stream bank -- especially on the side of the apartments. As a result, large trees have come down along the bank and the asphalt parking lot, and the privacy fence is in the process of being undercut.

III. Thunderbird Hills Neighborhood

One of the main entrances to the Thunderbird Hills neighborhood is Wigwam Street. Storm waters naturally flow down Wigwam from both directions and attempt to enter the same drainage ditch that surrounds the church. But due to the lack of sidewalks and good street drains, the water backs up on the street directly above where the culverts pass under the road. The water backup on the street naturally causes sediment to build up -- making the drainage even worse, and allowing for vegetation to grow up in the gutters.

Conclusion

The storm water issues in the Wigwam area were not caused by any single event or entity, but have come about over 50 years of sustained growth in this area of San Antonio. In 2012, the issue was highlighted when representatives from

Thunderbird Hills and St. Andrew's Episcopal Church introduced the history of flooding and drainage problems to councilman Medina and his staff. They concluded, 4 years ago, that a fix was needed, but that there was no money in the regular city budget for such an endeavor. They suggested we wait to fund the project through the 2017 Bond Program.

Now, with the wonderful help of the engineers at the Transportation and Capital Improvements Department, there is a solid plan (project #2520) to solve water problems in the Wigwam area. It will address the issues described above for all parties concerned: the Cypress Grove Apartments, the Thunderbird Hill Neighborhood, and St. Andrew's Episcopal Church.

Synopsis of Proposal #2520

The church's leaders and the David Givler Engineering Company presented this flooding problem to the Transportation and Capital Improvements Department of the City of San Antonio.

Assistant Director of the Transportation and Capital Improvements Department of the City of San Antonio, Art Reinhardt (PE, CFM), and his staff investigated the water issue in the Wigwam area. They found that the culverts which once were sufficient to handle the water exiting the church's property are now indeed dramatically undersized. The department created a plan (project #2520) to increase the size of the culverts handling the water which exits the property, and addressed several other necessary improvements to the ditch to increase the efficiency of the water flow. The plan would solve all of the on-going problems of storm water in this area; and, beyond any reasonable doubt, it would prevent a repeat of the catastrophic flooding which happened in 2011.

We are asking this board to add this small but much needed project to the city's other flood prevention work in hopes that it would become part of the 2017 Bond Work. The project has the full support and backing of the following interested parties:

1. The 165 families that make up the congregation of St. Andrew's Episcopal Church;
2. The Thunderbird Hills Neighborhood Association representing over 600 families in the affected area;
3. The Cypress Grove Apartments complex representing 136 units, which is owned by The Alamo Community Group.

Also, please find enclosed with this report a pictorial description which underscores the above narrative, and letters of support from all the concerned parties. We hope you will include Project #2520 to the list of items for funding in the "Bond Project for 2017 - 2022".

If I can answer any questions or concerns, I would be happy to do so now or by cell phone or email.

Warm Regards,

Fr. David Archibald
St. Andrew's Episcopal Church
Cell 210-478-6091
Work 210-684-0845
davidra@sbcglobal.net

“The Wigwam Dr. Area Drainage Improvement”
(Project #2520)
The Illustrated Story

1. Over the past 50 years, the city of San Antonio has grown -- adding a great deal of impermeable surface to the area around Wigwam Dr. in District 7. This has caused the drainage ditch and culverts to be severely overburdened and insufficient for the water it is made to carry.



2. During heavy rains the water backs up on to the property of St. Andrew's Episcopal Church, making it unintentionally serve as a containing area.



... and the water pools in the drainage ditch....



3. Should the undersized culverts ever become partially blocked by debris or other items as happened in 2011 with this tire ...



... then the results are devastating....



4. In addition to issues for the church during heavy rains, the storm water also significantly erodes the banks of the drainage ditch on the side bordering Cypress Cove Apartments. This causes trees to fall and the property to erode along the fence line and the edges of the parking lot. Drainage Project #2520 would alleviate this problem.



5. The proposed improvements would also greatly improve the drainage on top of the actual Wigwam road. Currently the path that the water takes to get off the road is exactly where the culverts cross under Wigwam. Due to the lack of sidewalks and good drains, the roadway often has minor flooding. The proposed sidewalk additions over this 'culvert-bridge' would not only look better, but would also move water off the roadway more efficiently.



**City of San Antonio: Transportation and Capital Improvements
PROJECT SUMMARY SHEET**

Project Name: Wigwam Dr. Area Drainage Improvement

Council District: 7

Project Limits: Wigwam between Loop 410 Access Rd & Warpath including channel stretching from 100 feet west of Wigwam carrying east to intersection with loop 410 Access Rd.

Watershed: Leon Creek Potential

Project #: 2520

Funding Information Fund / Year / Amount (TBD)

Cost Information

Design	\$ 173,176
Real Estate	\$ 199,849
Environmental	\$ 7,147
Miscellaneous	\$ 39,309
Construction	\$1,200,475
<u>Total Cost</u>	<u>\$1,620,000</u>

Project Description

A church in the area has expressed concerns about storm water flooding its property during significant rain events. They also claim that recent drainage infrastructure improvements on I.H. 410 have increased the amount of storm water draining to the channel that wraps around the church. *Staff investigation revealed that the existing 3-36" RCP culvert system at Wigwam is undersized creating a backwater effect and causing localized drainage issues.* The project will upgrade the existing culvert system at Wigwam to (2) 8' x 4' concrete box culverts; build a 4 LF wide x 2 LF high x 100 LF long embankment along the church side of the channel to keep flow entirely in the channel; re-grade the channel from 410 to Wigwam Drive and reconstruct the street to include curbs, sidewalks and driveway approaches as needed.



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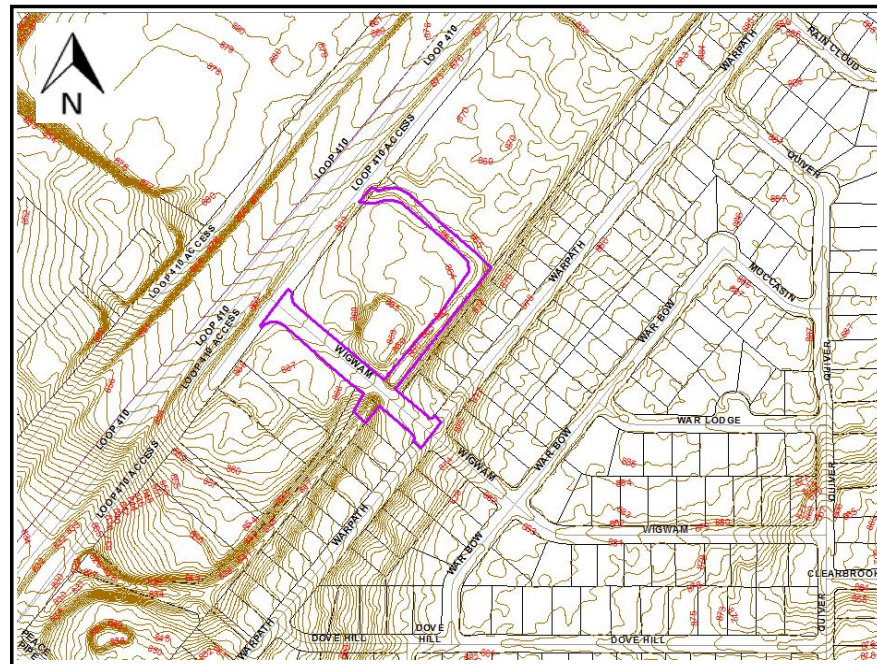
Funding Information

Fund	Year	Amount
To Be Determined (TBD)	\$	-
		-
		-
		-
		-
		-
Total Funding	\$	-

Cost Information

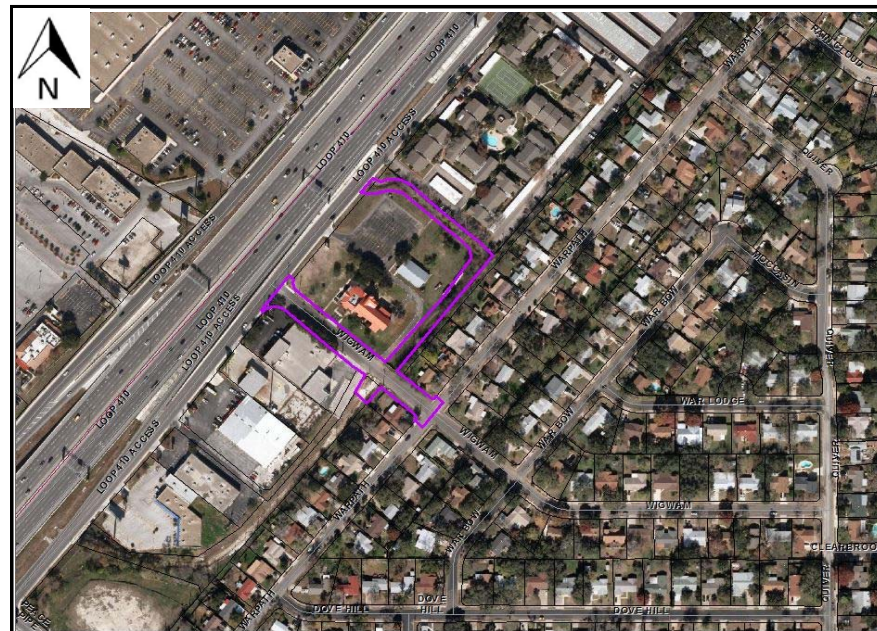
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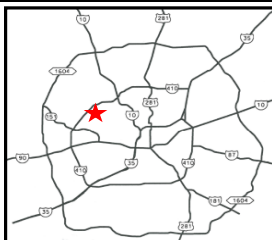


Project Type: Drainage

Type of Estimate: Planning

Project Status: Unfunded

Consultant: TBD





**Office of The Bishop
The Rt. Rev. Gary R. Lillibridge**

**The Episcopal Diocese
of West Texas
The Bishop Jones Center**

October 27, 2016

Dear Community Bond Committee,

I am writing asking for your support of the "Wigwam Dr. Area Drainage Improvement" Project #2520 and to include this project in the 2017 – 2022 Bond Program.

This bond project directly and deeply affects the congregation of St. Andrew's Episcopal Church of which I am responsible as Bishop of the Diocese of West Texas. The Diocese has been in existence since 1875 and our office is located at 111 Torcido Dr. in San Antonio, Texas. We have 88 churches throughout the Diocese with approximately 23,000 congregants, with 16 of those churches in San Antonio with approximately 8,400 congregants.

When the church was founded in 1964 the drainage was sufficient, but today after 50 plus years of city growth in the area, flood is now an issue. St. Andrew's Episcopal Church suffers on a regular basis from water backing up on to its property. A normal rain always affects their parking, threatens their buildings, and limits their use of the land. In addition, the church is under constant threat of the undersized culverts becoming partially blocked as debris flows down stream. In 2011 such a blockage caused hundreds of thousands of dollars in property damage to the church; this was a catastrophe for the church and the planned project would essentially prevent a reoccurrence of those events.

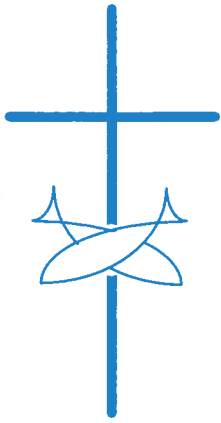
At the time of that major flood the city engineers acknowledged the problem but could not afford to correct it via the annual budget and recommended it wait until this upcoming bond issue. That time has come and city engineers have drawn up Project #2520 to solve these issues.

In addition to the obvious benefits to St. Andrew's, at least two other entities will benefit. The Cypress Cove apartment complex adjacent to the church which suffers from serious erosion of their property will find relief. Also, the Thunderbird Hills Neighborhood will also be improved with needed sidewalks and find relief from street flooding on Wigwam Road.

Therefore, I ask that you please include Project 2025 in the upcoming bond initiative. It will greatly benefit all the concerned parties: the apartment complex, the local neighborhood, and of course St. Andrew's Episcopal Church.

Sincerely,

Gary R. Lillibridge
Bishop of West Texas



St. Andrew's Episcopal Church

6110 LOOP 410 N.W.
San Antonio, TX 78238-3399

The Rev. David Archibald, Rector
(210) 684-0845
e-mail: standrewse@sbcglobal.net

Dear Members of the Community Bond Committee,

I am writing on behalf of the 165 families who are both members of our community and also parishioners at St. Andrew's Episcopal Church. The Church's mission is to help its members deepen their connection to God and be equipped to serve in the community. Each month is dedicated to a different form of service, most right here in San Antonio. Those include our own food pantry, support for Good Samaritan Community Services, and ministry to Haven for Hope - among many others.

In 2011, we put most of our ministries on hold for months as we recovered from a huge flood due to a clogged drain culvert under Wigwam Drive. Costs to repair the damage done to the church were over \$350,000 and even with insurance, the expense put a strain on our relatively humble budget. Councilman Medina's engineers agreed, at that time, that a fix was needed but asked us to wait for the next bond issue as there was no room for this project in the budget.

With our concerted efforts to keep the culverts clear, during heavy rains, water continues to back up across our property. This makes any further development or property improvement impossible. In addition the storm channel is eroding large parts of our neighbors' property. Storm events also cause street flooding on Wigwam for the residents of Thunderbird Hills because of needed sidewalks and insufficient drains. This flooding is not the fault of any particular party but is simply a result of development around the church over many years.

The city's project (#2520) to correct these flooding issues will alleviate these significant problems. Without this city bond project these water issues will continue to damage the property of the neighboring apartments, create surface water problems on Wigwam, and keep the church property as a 'catch basin.'

Thank you for your time and review of this matter. Please feel free to contact me for any further information at 210-884-1401.

Yours in Christ,

Brian Wells
Senior Warden
St. Andrew's Episcopal Church



ALAMO
COMMUNITY GROUP

ALAMOCOMMUNITYGROUP.ORG

PHONE 210-731-8030

FAX 210-731-8025

Dear Members of the Community Bond Committee:

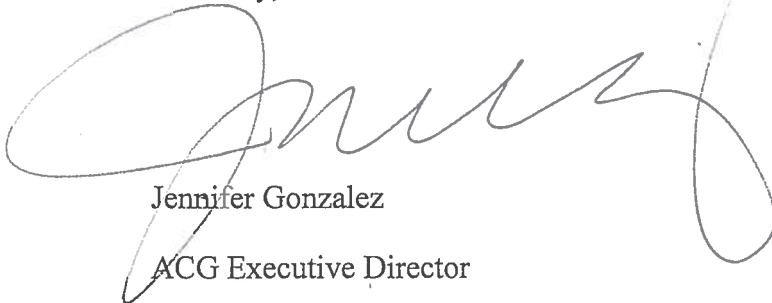
As a member of this community we are thankful to have an opportunity to express support of this specific community improvement project. Alamo Community Group is a local non-profit provider of affordable housing. ACG's mission is to develop, own and manage quality affordable housing in a community environment that promotes resident education, self-sufficiency, leadership and volunteerism through successful partnerships. ACG currently owns 1,317 rental units within its 10 affordable multi-family communities.

ACG owns the Cypress Cove Apartments, located at 6100 NW Loop 410. This community neighbors the St. Andrew's Episcopal Church and the storm drain in question. We absolutely agree that several issues need to be addressed in order to improve the efficiency of the existing water flow in this area and are writing to support the inclusion of the Wigwam Drive Drainage Improvement Project (#2520) in the 2017 Bond Program.

The Cypress Cove Apartments have experienced significant fence and parking lot erosion due to the flooding that has occurred because of the existing eroded stream bank. Please accept this letter of support on behalf of Alamo Community Group and the 136 families that live at the Cypress Cove Apartments. This request will definitely alleviate the existing water flow and flooding issues.

Thank you for your time and review of this matter. If any additional information is needed, please call 210-731-8030.

Sincerely,



Jennifer Gonzalez

ACG Executive Director